



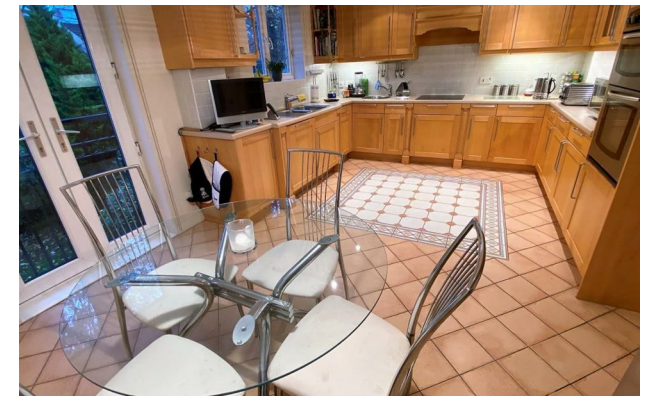
jordan fishwick

WEST DIDSBURY
Holly Royde Close



Holly Royde Close, West Didsbury, M20 3HR

Guide Price £650,000



The Property

An impressive END TOWNHOUSE enjoying a LARGER THAN AVERAGE plot and SPACIOUS LIVING SPACE arranged over three floors, forming part of a SELECT DEVELOPMENT which is set within the former grounds of HOLLY ROYDE HOUSE. 1977 sq ft. The accommodation benefits from both gas central heating and uPVC double glazing, in outline comprising :- Covered porch, reception hallway extending over 27ft, generous integral garage, bedroom/office, utility room and separate WC on the ground floor, with the first floor landing giving way to a wonderful L-shaped lounge/dining room with French doors opening to a balcony to the front and a fitted family kitchen with further 'Juliette' balcony overlooking the rear garden, at second floor level are three good sized bedrooms, the main with an en-suite shower room and the family bathroom. A block paved driveway provides parking for a number of vehicles with an adjoining lawned garden, whilst a side gated pathway leads to the enclosed garden with two flagged patio areas,, stocked borders and boundary fencing.

Directions

M20 3HR



- Impressive end townhouse
- 1977 sq ft of living space
- Four bedrooms
- Two bathrooms
- Spacious lounge/dining room
- Balcony
- Family kitchen over 17ft
- Reception hall over 27ft
- Large integral garage
- Utility & Downstairs WC

Postcode M20 3HR

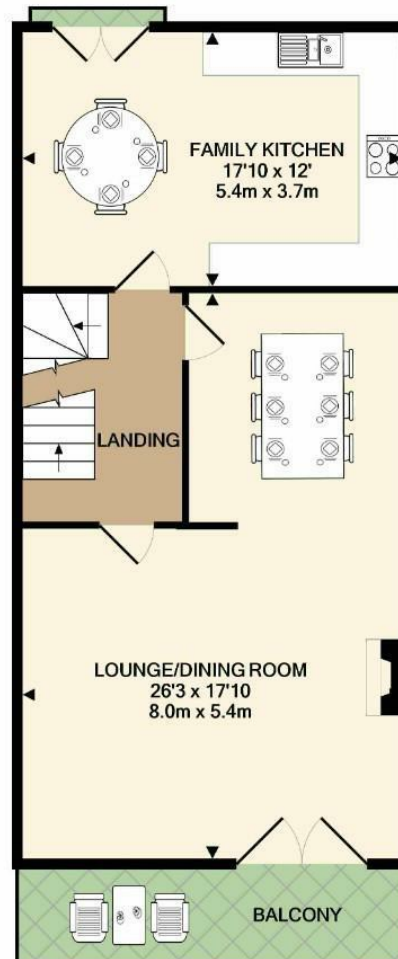
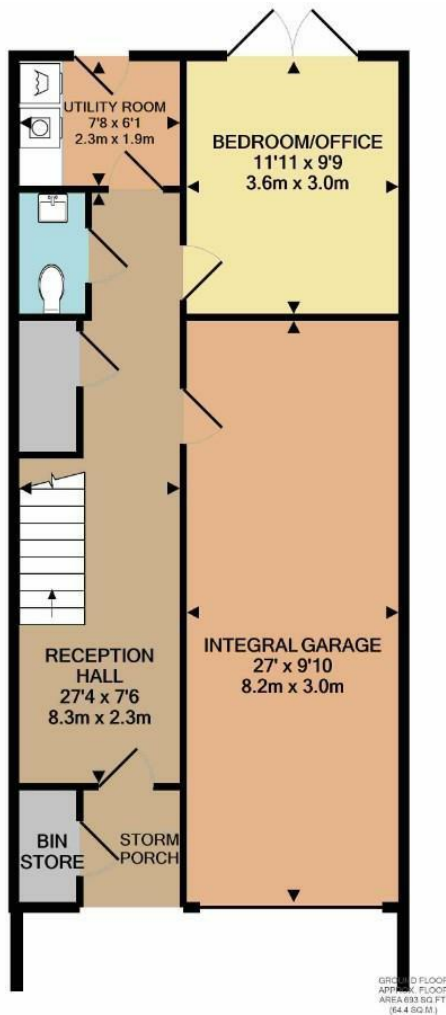
EPC Rating C

Floor Area 1977.00 sq ft

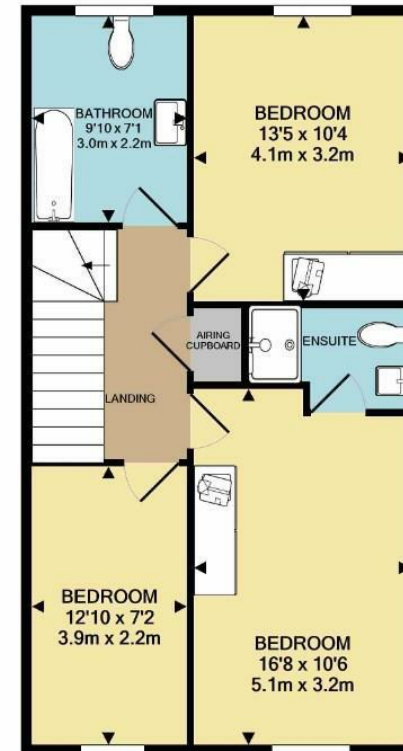
Local Authority Manchester City Council

Council Tax F





1ST FLOOR
APPROX. FLOOR
AREA 682 SQ.FT.
(63.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1977 SQ.FT. (183.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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